

**BuckleyBrown**  
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£125,000

Sutton Hall Road, Bolsover,  
Chesterfield,

Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"A spacious two-bedroom terrace with a tenant in situ, offering an excellent ready-made investment opportunity with immediate rental income and strong long-term potential."

- Jasmine, Valuer



## EXCELLENT OPPORTUNITY FOR INVESTORS

*Offered exclusively to investors and sold with a tenant in situ, this spacious two-bedroom terraced property represents an excellent turnkey investment opportunity, providing immediate rental income from day one.*

Well-proportioned throughout with a traditional layout and generous room sizes, it offers a reliable, low-maintenance addition to any portfolio, situated in an area of consistent rental demand and strong long-term appeal.



## THE FINER DETAILS

This spacious two-bedroom terraced property represents an excellent turnkey investment with immediate rental income already in place.

Benefiting from a newly replaced roof and an insulated loft, the property also enjoys a desirable position with a nature reserve located at the end of the road, adding to its long-term appeal.

The ground floor features a generous open-plan lounge and dining room with a bay fronted window, creating a bright and versatile living space ideal for modern day-to-day living. To the rear, a fully equipped kitchen offers ample storage and workspace, completing a practical and functional layout.

The first floor comprises two double bedrooms, providing comfortable and well-proportioned accommodation, together with a three-piece family bathroom accessed from the landing. The bathroom offers neutral tiles and a new electric shower.

Externally, the property benefits from a low-maintenance frontage with gravel and a pathway leading to the entrance. The enclosed rear garden has been designed for ease of upkeep, featuring an artificial lawn and a seating area.





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## LIFE IN BOLSOVER

***Bolsover is a charming and sought-after Derbyshire town with a real village feel, offering a warm sense of community alongside a wealth of everyday conveniences.***

Steeped in history and full of character, its picturesque streets are home to a selection of independent shops, cosy cafés, traditional pubs and local businesses, while well-regarded schools and essential amenities make it an attractive place for families and professionals alike. Excellent road links to Chesterfield, Mansfield, Sheffield and the M1 ensure larger towns and cities remain within easy reach.

Famed for the magnificent Bolsover Castle, the town is surrounded by beautiful countryside, scenic walking trails and peaceful green spaces, creating an idyllic setting for those who enjoy the outdoors. With nearby nature reserves, country parks and a welcoming community atmosphere, Bolsover perfectly blends rural charm with modern convenience, making it one of the area's most sought-after places to call home.





Total floor area: 75.1 sq.m. (809 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Key Features

Investors only - tenant in situ opportunity

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Immediate rental income

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Two generous double bedrooms

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Newly replaced roof & insulated loft

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Spacious open plan reception room

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Nature reserve just moments away

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Sought after location

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Potential rental figure of £795 pcm with a high yeild of 7% on return

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Energy Performance Certificate (EPC)

Rating

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Size approximately 809 sq.ft

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Council Tax Band A

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exceptional representation.

Let's Chat.

01246 605121

[bolsover@buckleybrown.co.uk](mailto:bolsover@buckleybrown.co.uk)

[buckleybrown.co.uk](https://www.buckleybrown.co.uk)

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